

ORDINANCE NO. 934-227

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1980 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF SAID MAP.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN
AS FOLLOWS:

SECTION 1. The Land Use Plan Map adopted by Title XI, Chapter 1, Section 3, of the Municipal Code of the City of Las Vegas, Nevada, 1980 Edition, is hereby amended to read as follows:

FROM R-3 to C-2 (Z-14-73)

Legally described as the North 250' of the West 100' of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Township 21 South, Range 60 East, MDB&M.

FROM R-1 to P-R (Z-6-72)

Legally described as Lot 44, Block 1, Paradise Village Tract No. 2

FROM R-E to C-1 (Z-58-73)

Legally described as that portion of the Northwest Quarter (NW 1/4) of Section 7, Township 21 South, Range 61 East, MDB&M, described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW 1/4) of said Section 7; thence N. 89°32'07" West 1035.34 feet to the True Point of Beginning; thence continuing N. 89°32'07" West 300.14 feet; thence S. 01°15'31" East, 407.25 feet; thence S. 89°44'09" East 300.11 feet; thence N. 01°15'31" West 408.20 feet to the True Point of Beginning; except therefrom the North 40 feet as deeded to County of Clark for road purposes.

FROM R-1 to P-R (Z-5-66)

Legally described as Lot 191, Block 9, Hyde Park No. 1.

FROM R-E to R-3 Planned Unit Development (Z-58-71)

The West 1055.45 feet of the following described property: That portion of the Northwest Quarter (NW 1/4) of Section 31, Township 20 South, Range 82 East, MDB&M, bounded by a line described as follows: Beginning at a point in east line of the Northwest Quarter (NW 1/4) of Section 31, distant N. 0°26'25" West 1323.33 feet from the Southeast corner of said Northwest Quarter (NW 1/4); thence South 89°32'30" West 1044.01 feet; thence North 89°50'24" West 1055.42 feet; thence North 0°26'25" West 627.50 feet; thence South 89°50'24" East 1055.45 feet; thence South 0°26'25" East 124.86 feet; thence South 89°42'31" East 1044.09 feet; thence South 0°26'25" East 488.98 feet to the Point of Beginning.

SUBJECT TO:

1. Maximum 12 units per acre.

2. All requirements imposed by ordinances adopted subsequent to the initial approval of this application shall be adhered to.

3. Conformance to the requirements of the Fire, Building, Public Works and Planning Departments concerning Planned Unit Development criteria.

4. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.

5. Complete re-design of the Planned Unit Development as required by the planning department.

FROM R-E to C-2 (ZC-121-71)

Legally described as the East One-Half (E 1/2) of the Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 1, Township 21 South, Range 60 East, MDB&M.

FROM R-1 to P-R (Z-31-73)

Legally described as Lot 13, Block 20, Huntridge Subdivision, No. 4.

FROM R-E to C-2 (Z-5-74)

Parcel I:

That portion of the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at a point of intersection of the east line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 28 (hereinafter called Line 1) with the South boundary line of West Bonanza Road, produced westerly as the same is now established (hereinafter called Line 2); thence West along said Line 2 a distance of 1100 feet to the point of beginning; thence South along a line parallel to Line 1 a distance of 278 feet; thence West and parallel with Line 2, a distance of 300 feet; thence North and parallel to Line 1 a distance of 278 feet to said Line 2; thence East along said Line 2 a distance of 300 feet to the point of beginning save and excepting the East 268' of the North 140'.

FROM R-E to C-M

Parcel II:

That portion of the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at a point of intersection of the East line of the Northwest quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 28 (hereinafter called Line 1) with the South boundary line of West Bonanza Road, produced westerly, as the same is now established (hereinafter called Line 2); thence West along said Line 2 a distance of 1100 feet to a point; thence South along a line parallel to said Line 1 a distance of 278 feet to the point of beginning; thence continuing south along the same parallel line a distance of 100 feet; thence West and parallel to Line 2 a distance of 300 feet; thence North and parallel to said Line 1 a distance of 100 feet; thence East and parallel to said Line 2 a distance of 300 feet to the point of beginning.

FROM R-E to C-1 (Z-54-73)

Legally described as all that real property situate in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 20 South, Range 61 East, MDB&M, bounded by a line described

as follows: Commencing at the Northwest Corner of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 25; thence S. 01°17'00" West, 130.00 feet; thence S. 88°19'46" East 50.00 feet to the point of beginning; thence N. 01°17'00" East 79.88 feet; thence from a tangent bearing N. 01°17'00" East turn right along the arc of a 20.00 foot radius curve, subtending a central angle of 90°23'14" a distance of 31.55 feet; thence S. 88°19'46" East, 129.86 feet; thence S. 01°17'00" West 100.00 feet; thence N. 88°19'46" West 150.00 feet to the point of beginning.

FROM R-1 to P-R (Z-26-74)

Legally described as Lot 10, Block 2, Bellevue Subdivision.

FROM R-1 and R-R-3 to R-3 P.U.D. (Z-72-71)

Legally described as all Charleston Heights Townhouses Tract No. 29-5.

FROM R-3 to C-1 (Z-57-73)

Legally described as that portion of Lots 3, 4, and 5, Block 25, of H.F.M. & M. Addition described as follows: Beginning at a point in the South line of said Lot 5, distant S. 88°18'55" West, 1.84 feet from the Southeast corner of said Lot 5, thence N. 61°40'35" West, 91.05 feet; thence from a tangent which bears the last described course, curving to the left, with a radius of 373.00 feet, through an angle of 2°45'26", an arc distance of 17.95 feet; thence from a tangent which bears N. 64°26'01" West, curving to the left, with a radius of 100.00 feet, through an angle of 17°00'01" an arc distance of 29.67 feet; thence from a tangent which bears N. 81°26'02" West curving to the left with a radius of 20.00 feet, through an angle of 85°52'58", an arc distance of 29.98 feet; thence from a tangent which bears S. 12°41'00" West, curving to the left with a radius of 100.00 feet through an angle of 13°12'35", an arc distance of 23.06 feet; thence S. 0°31'35" East, 20.36 feet; thence from a tangent which bears the last described course, curving to the left with a radius of 15.00 feet, through an angle of 22°39'40", an arc distance of 5.93 feet; thence N. 88°18'55" East, 146.51 feet to the point of beginning.

FROM R-1 to P-R (Z-99-72)

Legally described as Lot 11, Block 17, Bel Air Subdivision #2.

FROM R-4 to C-2 (Z-107-72)

Lot 4 in Block 15 of Boulder Addition.

FROM R-D to R-1 (Z-33-68)

Legally described as Stonehaven Subdivision as shown by map thereof on file in Book 10 of Plats, Page 12, Recorded as Document #464380 in the Office of the County Recorder of Clark County, Nevada.

FROM R-1 to R-3 (Z-16-72)

Legally described as the South 242.02 feet of the West 314 feet of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, MDB&M.

FROM R-4 to P-R (Z-82-73)

Legally described as Lot 3, Block A, Beverly Green Tract #2.

FROM R-1 to P-R (Z-5-66)

Legally described as Lot 14, Block 1, Hyde Park #1.

FROM R-1 to P-R (Z-20-73)

Legally described as Lot 8 in Block 1 of Charleston Heights Tract No. 7.

FROM R-1 to P-R (Z-48-74)

Legally described as Lot 511, Block 22, Hyde Park Subdivision #3.

FROM R-4 to C-2 (Z-100-64)

Legally described as Lots 11 and 12, Block 15, South Addition.

FROM C-1 to M (Z-66-64)

Legally described as Lots 1 and 2, Block 1, East Park Industrial #2.

FROM R-1 to C-2 (Z-61-71)

Legally described as a portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, MDB&M, described as follows, to wit: Commencing at the northeast corner of the Southeast Quarter (SE 1/4) of said Section 27, thence South $88^{\circ}49'37''$ West along the north line of the Southeast Quarter (SE 1/4) a distance of 340.35 feet, said point being the True Point of Beginning; thence continuing South $88^{\circ}49'37''$ West 162 feet; thence South $0^{\circ}07'07''$ West, 417.40 feet; thence North $88^{\circ}49'37''$ East 162 feet, thence North $0^{\circ}07'07''$ East 417.40 feet, to the True Point of Beginning.

FROM R-E to C-1 (Z-25-74)

Legally described as that portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 21 South, Range 61 East, MDB&M, more particularly described as follows: Beginning at the northwest corner of the Northwest Quarter (NW 1/4) of said Section 4, thence South along the West line of said Section 4 a distance of 40 feet to a point in the South line of Charleston Boulevard; thence East along the said South line a distance of 420.25 feet, the True Point of Beginning; thence South at a right angle to the

last mentioned South line of Charleston Boulevard, a distance of 620 feet to a point on the North line of the parcel of land conveyed by Peter Buol and Lorena V. Buol, his wife, to Alice Thompson Miller, by deed dated November 23, 1911, and recorded January 22, 1913, in Book 3 of Deeds, Page 1; thence East along said North line so conveyed to said Alice Thompson Miller a distance of 100.00 feet to a point; thence North along a line at right angles to said South line of Charleston Boulevard, a distance of 620.00 feet to a point in said South line of Charleston Boulevard; thence West along said last mentioned South line, a distance of 100.00 feet to the True Point of Beginning. Excepting therefrom the Southerly 200 feet.

FROM R-1 to P-R (Z-96-72)

Legally described as that portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 21 South, Range 61 East, MDB&M, described as follows: Commencing at the Northwest corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 3; thence S. 2°20' West, a distance of 40.0 feet; thence N. 89°59' East, a distance of 363 feet to the True Point of Beginning; thence S. 2°20' West, a distance of 385 feet; thence N. 89°59' East, a distance of 169 feet; thence N. 2°20' East, a distance of 385 feet; thence S. 89°59' West, a distance of 169 feet to the True Point of Beginning.

FROM R-4 and C-V to C-2 (Z-6-75)

Parcel I: Lots 17 - 24 (incl), Block 1, Park View Addition and Lots 9 - 32 (incl), Block 2, Park View Addition.

Parcel II: That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4), and of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 27, Township 20 South, Range 61 East, MDB&M described as follows: Commencing at the most easterly corner in Lot 9 in Block 2 of Park View Addition, the True Point of Beginning; thence North 27°56'28" East, 133.00 feet; thence North 62°03'32" West 9.50 feet; thence from a tangent which bears North 27°56'28" East, curving to the left with a radius of 40.50 feet, through an angle of 64°09'54" an arc distance of 45.36 feet; thence North 36°13'26" West 49.34 feet; thence from a tangent which bears the last described course, curving to the left with a radius of 90.50 feet, through an angle of 25°50'06", an arc distance of 40.81 feet; thence North 62°03'32" West, a distance of 243.80 feet; thence South 27°56'28" West, 200.00 feet; thence South 62°03'32" East, 360.00 feet to the True Point of Beginning.

FROM C-1 to R-1 (Z-7-75)

Parcel I: Being a portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 20 South, Range 61 East, MDB&M, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter (NW 1/4); thence S. 0°44'52" East, 28.00 feet; thence N. 89°37'39" West 98.85 feet; thence S. 0°22'21" West 40.00 feet to the True Point of Beginning, said point also being on a 20.00 foot radius curve concave to the Southwest, the radial bearing to said point bears N. 0°22'21" East; thence along said curve through a central angle of 88°52'47", an arc distance of 31.03 feet; thence S. 0°44'52" East 180.39 feet; thence N. 89°37'39" West, 200.00 feet; thence N. 0°44'52" West 200.00 feet; thence S. 89°37'39" East 180.39 feet to the True Point of Beginning.

Parcel II: Being a portion of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 61 East, MDB&M, more particularly described as follows: Being the East 80.00 feet of Lots 32, 33, and 34; the East 20.00 feet of the South 80.00 feet of Lot 31; the South 80.00 feet of Lots 28, 29, and 30, all of Block 1 of Valley West Unit No. 2.

SUBJECT TO:

1. The existing zoning application Z-2-74 on Parcel 1 shall be expunged.
2. The existing commercial zone adjacent to Parcel II shall be posted with a 4' x 8' minimum sign indicating the site is to be developed for future commercial purposes; also, site plans in the sales office shall indicate commercial zoning on this adjoining property.
3. Conformance to code requirements and design standards of City departments.

FROM R-E to R-1 (Z-8-75)

Legally described as the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 34, Township 20 South, Range 60 East, MDB&M.

SUBJECT TO:

1. Dedication of Westcliff Drive for a minimum of 60 feet of right-of-way for a half street in accordance with the Master Plan as required by the Department of Public Works.

FROM R-4 to C-2 (Z-100-64)

Legally described as Lots 22 and 23, Block 16, South Addition.

FROM C-2 & R-E to R-MH (Z-63-71)

Legally described as Jade Park Unit No. 1 and Jade Park Unit No. 2.

FROM R-E to M (Z-56-74)

Legally described as all of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Township 21 South, Range 61 East, MDB&M, lying west of the west line of Interstate Fifteen.

SUBJECT TO:

1. No signs shall be closer than 350' from the north property line. Only the two existing signs to be allowed.
2. Plot plan review be required prior to any development.
3. Conformance to code requirements and design standards of City departments.
4. An Assessment District Agreement be signed for future street improvements along Rigel and Meade Avenue as required by the Department of Public Works.

FROM R-1 to P-R (Z-6-72)

Legally described as Lot 45, Paradise Village Tract #3.

FROM R-2 to C-1 (Z-7-73)

Legally described as:

Parcel I: The South 330' of the West 151.56' of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 31, Township 20 South, Range 62 East, MDB&M, excepting the East 142'.

Parcel II: The South 330' of the East 135.00 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 31, Township 20 South, Range 62 East, MDB&M, excepting therefrom the west 90 feet of the South 300 feet.

Z-18-75

Parcel I:

From C-2 and R-E to C-2

Legally described as the West Half (W 1/2) of Lots 1 and 2, Block 6 of Elstner Estates.

Parcel II:

From C-2 and R-E to R-E

Legally described as the East Half (E 1/2) of Lots 1 and 2, Block 6 of Elstner Estates.

SUBJECT TO:

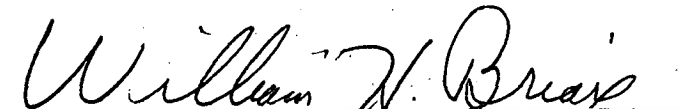
1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of City departments.
3. An offsite improvement agreement be signed for improvements on both the frontages of Thom Boulevard and Donnie Avenue as required by the Department of Public Works.
4. Landscaping and a permanent underground sprinkler system shall be provided on the commercial development as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

SECTION 2. All ordinances or parts of ordinances, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

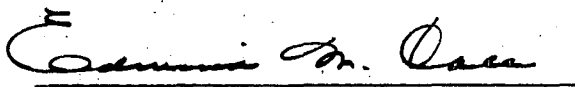
SECTION 3. If any section, paragraph, sentence, phrase, term, word, or connotation of this ordinance, or portion thereof, is for any reason held invalid, inapplicable, or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining portions of this ordinance.

PASSED, ADOPTED AND APPROVED this 19th day of November, 1975.

APPROVED:


WILLIAM H. BRIARE, MAYOR

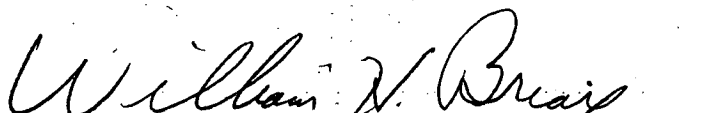
ATTEST:


Edwina M. Cole, City Clerk

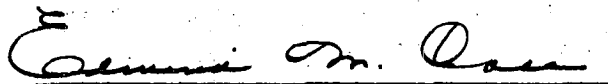
The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 5th day of November, 1975, and referred to the following committee composed of Commissioners Lurie and Christensen for recommendation; thereafter the said committee reported favorably on said ordinance on the 19th day of November, 1975, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Christensen, Leavitt, Woofter, Lurie and
Mayor Briare
VOTING "NAY": None ABSENT None

APPROVED:


WILLIAM H. BRIARE, MAYOR

ATTEST:


Edwina M. Cole, City Clerk

BILL NO. 73-21
ORDINANCE NO. 934-227
AN ORDINANCE TO AMEND
TITLE XI, CHAPTER 1, SECTION 3, OF
THE MUNICIPAL CODE OF THE CITY
OF LAS VEGAS, NEVADA, 1960
EDITION, BY AMENDING THE LAND
USE PLAN MAP ADOPTED BY THE
CITY OF LAS VEGAS, AND
CHANGING THE ZONING
DESIGNATION OF SAID MAP.
The above and foregoing or-
dinance was first proposed and read,
by title to the Board of Com-
missioners on the 5th day of
November 1975, and referred to the
following committee composed of
Commissioners Lund and Christensen
for recommendation.
COPIES OF THE COMPLETE
ORDINANCE ARE AVAILABLE FOR
PUBLIC INFORMATION IN THE
OFFICE OF THE CITY CLERK, 10TH
FLOOR, CITY HALL, 400 EAST
STEWART AVENUE LAS VEGAS,
NEVADA.
Pub: November 13, 1975

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA,
COUNTY OF CLARK

{ ss.

ROBERT E. HUNTER

RECEIVED
Nov 17 10 58 AM '75
CITY CLERK

, being first duly sworn,

deposes and says: That he is VComposing Room Foreman of the
LAS VEGAS SUN, a daily newspaper of general circulation, printed and published
at Las Vegas, in the County of Clark, State of Nevada, and that the attached was
continuously published in said newspaper for a period of

one time

from

to

November 13, 1975

inclusive, being the issues of said newspaper for the following dates, to-wit:

November 13, 1975

That said newspaper was regularly issued and circulated on each of the dates
above named.

Signed

Subscribed and sworn to before me this
day of

14th

November, 1975

My Commission Expires

Notary Public in and for Clark County, Nevada



RUTH V. BECKIN

Notary Public—State of Nevada

COUNTY OF CLARK

My Commission Expires April 14, 1977

CITY CLERK

NOV 17 10 10 AM '75

RECEIVED

RECEIVED
Nov 28 10:30 AM '75
CITY CLERK

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, { ss.
COUNTY OF CLARK

Robert E. Hunter, being first duly sworn,

deposes and says: That he is Composing Room Foreman of the
LAS VEGAS SUN, a daily newspaper of general circulation, printed and published
at Las Vegas, in the County of Clark, State of Nevada, and that the attached was
continuously published in said newspaper for a period of 1X

from 11/22/75 to 11/22/75

inclusive, being the issues of said newspaper for the following dates, to-wit:

Nov. 22, 1975

That said newspaper was regularly issued and circulated on each of the dates
above named.

Signed [Signature]

Subscribed and sworn to before me this
day of November 26, 1975

[Signature]

Notary Public in and for Clark County, Nevada
RUTHIE V. DESKIN



My Commission Expires

Notary Public--State of Nevada
COUNTY OF CLARK
My Commission Expires April 14, 1977

BILL NO. 73-231
ORDINANCE NO. 934-227
AN ORDINANCE TO AMEND
TITLE XI, CHAPTER 1, SECTION 3,
OF THE MUNICIPAL CODE OF THE
CITY OF LAS VEGAS, NEVADA,
1960 EDITION, BY AMENDING THE
LAND USE PLAN MAP ADOPTED BY
THE CITY OF LAS VEGAS, AND
CHANGING THE ZONING
DESIGNATION OF SAID MAP.
The above and foregoing or-
dinance was first proposed and read
by title to the Board of Com-
missioners on the 15th day of
November, 1975, and referred to
the following committee composed
of Commissioners Lurie and
Christensen for recommendation;
thereafter the said committee
reported favorably on said or-
dinance on the 19th day of
November, 1975, which was a
regular meeting of said Board; that
at said regular meeting the propos-
ed ordinance was read by title to the
Board of Commissioners as first in-
troduced and adopted by the
following vote:
VOTING "AYE": Commissioners
Christensen, Leavitt, Woolter, Lurie
and Mayor Briare.
VOTING "NAY": None.
VOTING "ABSENT": None.
COPIES OF THE COMPLETE
ORDINANCE ARE AVAILABLE FOR
PUBLIC INFORMATION IN THE
OFFICE OF THE CITY CLERK, 10TH
FLOOR, CITY HALL, 400 EAST
STEWART AVENUE, LAS VEGAS,
NEVADA.
PUB. Nov. 22, 1975